

Contact: Brad Berg

RESIDENCE SYSTEM GOVERNANCE REPORT

Actions Requested:

1. Receive the university residence systems five-year plans for FY 2016 through FY 2020.
2. Consider the universities' preliminary FY 2016 residence system budgets, which are subject to further review and action when the Board approves the final FY 2016 institutional budgets.
3. Consider, with final approval scheduled for April, the universities' academic year 2015-2016 proposed rates for all residence halls, board options, and apartments as detailed in the tables in each university attachment.

Executive Summary: Residence Systems, which include dining services, are operated by each of Iowa's public universities.

The Residence System governance report includes three major components:

- Residence system five-year plans for FY 2016–FY 2020;
- Preliminary residence system budgets for FY 2016; and
- Proposed residence system rates for academic year 2015-2016.

Details pertinent to each university's five-year plan, preliminary budget, and proposed rates are included in the attachments.

This agenda item is the first reading of the residence system rates, with final approval scheduled for the April Board meeting. The Board will be requested to approve the final residence system budgets when action is taken on other university budgets during the summer.

Five-Year Plans FY 2016-FY 2020

Five-year enrollment and occupancy projections form the basis for residence system financial forecasts. The table on the following page contains current and projected enrollments, capacities, and occupancy demand for residence halls and apartments. Each university's detailed five-year plan also contains capital improvement plans, financial projections, and voluntary reserve forecasts.

Enrollment at the University of Iowa is projected to steadily increase from the FY 2015 enrollment of 31,387 students to 35,506 in FY 2020. The capacity increase in FY 2016 is due to the opening of the new Mary Louise Petersen Residence Hall followed by a capacity decline due to the closing of Quadrangle Hall (site of the new Pharmacy Building) in Summer 2016. The net capacity increase anticipated for FY 2018 is from the proposed new Madison Street Residence Hall (see Property and Facilities Committee Agenda Item 2) partially offset by the expected decommissioning of the Hawkeye Drive Apartments. The operating capacity shown on the following page does not include leased or temporary spaces while occupancy includes students in these spaces. With occupancy expected to continue to exceed permanent capacity, continued leasing of off-campus properties and utilization of other expanded housing accommodations will likely occur.

After significant enrollment growth in recent years, Iowa State University projects enrollment to gradually grow from the current year enrollment of 34,732 to 35,749 students in FY 2020. With the high enrollment, housing demand is expected to continue to exceed operating capacity over the next five years. The Board approved the schematic design, project description, budget, and financing plan in December 2014 for the new 700 bed Buchanan Residence Hall – Building #2 project which is expected to open in FY 2018. The operating capacity shown on the following page does not include leased or temporary spaces while occupancy includes students in these spaces. To meet the demand, the Department of Residence expects the continued use of leased facilities and temporary spaces created in residence hall dens.

Enrollment at the University of Northern Iowa is also projected to gradually increase to 12,449 students in FY 2020 from the FY 2015 enrollment of 11,928. Total occupancy in the residence system is expected to gradually increase at a similar rate over the same five year period. The University currently plans to request permission to proceed with a Lawther Hall modernization project later this spring. Additional information related to the project will be presented to the Property and Facilities Committee and Board at that time. The five-year plan reflects Lawther Hall being taken off-line in FY 2016 and re-opening again in FY 2018. No other significant capacity changes are currently planned for this time period.

PROJECTED ENROLLMENT, HOUSING CAPACITY, AND OCCUPANCY

	Actual	Forecast				
	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
University of Iowa						
Enrollment (Headcount)	31,387	31,807	32,226	33,278	34,406	35,506
Operating Capacity*	5,839	6,374	6,020	6,877	6,877	6,877
Total Occupancy	6,087	6,669	6,321	7,180	7,180	7,180
Occupancy Ratio	104.2%	104.6%	105.0%	104.4%	104.4%	104.4%
Occupancy as % of Enrollment	19.4%	21.0%	19.6%	21.6%	20.9%	20.2%
Iowa State University						
Enrollment (Headcount)	34,732	35,363	35,626	35,663	35,723	35,749
Operating Capacity*	10,955	10,971	10,971	11,671	11,671	11,671
Total Occupancy	12,237	12,774	12,888	12,765	12,715	12,647
Occupancy Ratio	111.7%	116.4%	117.5%	109.4%	108.9%	108.4%
Occupancy as % of Enrollment	35.2%	36.1%	36.2%	35.8%	35.6%	35.4%
University of Northern Iowa						
Enrollment (Headcount)	11,928	11,987	12,079	12,203	12,337	12,449
Operating Capacity	5,003	4,554	4,554	4,904	4,904	4,904
Total Occupancy	4,386	4,413	4,445	4,503	4,552	4,594
Occupancy Ratio	87.7%	96.9%	97.6%	91.8%	92.8%	93.7%
Occupancy as % of Enrollment	36.8%	36.8%	36.8%	36.9%	36.9%	36.9%

*Capacity does not include leased spaces

Proposed Rates for Academic Year 2015-2016

The residence systems are self-supporting operations that do not receive state-appropriated funds for operations or capital improvements. Each residence system operates in a unique competitive environment with individual capital and operational needs; these contribute to rate variations for each system. The bond covenants for each system legally restrict the use of funds for purposes solely within each respective residence system.

The universities provide many different room and board options to students with varying rates based upon the style of accommodation (standard room, suite, apartment, etc.) and amenities (air-conditioning, private bathrooms, kitchen, etc.). Detailed FY 2016 room and board rate proposals for each university are contained in the attachments. While each university offers less expensive room and board options, the proposed combined percentage increase for each university's most popular double residence hall room and meal plan are as follows:

- Iowa State University 3.07%
- University of Iowa 3.15%
- University of Northern Iowa 3.41%

Preliminary FY 2016 Residence System Budget Summary

The FY 2016 budgets were developed considering the expected number of occupants, purchased meal plans, estimated operating cost increases, projected infrastructure improvements, and the debt service requirements of the systems. The following table compares revenues and expenditures from the preliminary FY 2016 budget to FY 2015 estimates and the Board-approved FY 2015 budget

The SUI residence system's FY 2016 revenues and expenditures are budgeted to increase when compared to FY 2015 primarily due to the additional occupancy from the scheduled opening of the new 501 bed Petersen Residence Hall (includes a sports-themed grill) in FY 2016.

ISU's FY 2016 revenues and expenses are budgeted to exceed FY 2015 largely due to the leasing of additional spaces to meet the occupancy demand. The projected debt service increase in FY 2016 is from two bond issues scheduled to be sold for the new Buchanan Residence Hall –Building 2 project previously approved by the Board. This results in net revenues after debt service and mandatory transfers being less than the current year.

For UNI, the slight increase in FY 2016 residence system revenues from FY 2015 estimates is from a slight increase in projected occupancy and the proposed room and board rates. Inflationary expense increases are partially offset from taking Lawther Hall off-line for two years for the improvement project previously mentioned.

Additional budget detail for each university is provided in the attachments.

	Current Year Approved Budget FY 2015	Current Year Revised Estimates FY 2015	Next Year Preliminary Budget FY 2016	FY 16 to FY 15 Est. \$ Change	FY 16 to FY 15 Bud. \$ Change
SUI					
Gross Revenue	\$ 69,076,331	\$ 69,889,020	\$ 78,852,272	\$ 8,963,252	\$ 9,775,941
Expenditures for Operations	\$ 51,714,593	\$ 51,762,975	\$ 57,591,141	\$ 5,828,166	\$ 5,876,548
Debt Service & Mand Transfers	\$ 9,180,555	\$ 9,180,555	\$ 10,267,910	\$ 1,087,355	\$ 1,087,355
Net Revenue	\$ 8,181,183	\$ 8,945,490	\$ 10,993,221	\$ 2,047,731	\$ 2,812,038
Net Rev as % of Gross Rev	11.8%	12.8%	13.9%		
ISU					
Gross Revenue	\$ 98,428,687	\$ 98,334,352	\$ 103,392,431	\$ 5,058,079	\$ 4,963,744
Expenditures for Operations	\$ 73,446,455	\$ 73,420,665	\$ 77,012,969	\$ 3,592,304	\$ 3,566,514
Debt Service & Mand Transfers	\$ 13,073,218	\$ 13,073,218	\$ 16,947,519	\$ 3,874,301	\$ 3,874,301
Net Revenue	\$ 11,909,014	\$ 11,840,469	\$ 9,431,943	\$ (2,408,526)	\$ (2,477,071)
Net Rev as % of Gross Rev	12.1%	12.0%	9.1%		
UNI					
Gross Revenue	\$ 38,621,165	\$ 39,617,123	\$ 40,826,596	\$ 1,209,473	\$ 2,205,431
Expenditures for Operations	\$ 26,706,577	\$ 27,329,772	\$ 27,805,986	\$ 476,214	\$ 1,099,409
Debt Service & Mand Transfers	\$ 7,079,590	\$ 7,079,590	\$ 7,078,065	\$ (1,525)	\$ (1,525)
Net Revenue	\$ 4,834,998	\$ 5,207,761	\$ 5,942,545	\$ 734,784	\$ 1,107,547
Net Rev as % of Gross Rev	12.5%	13.1%	14.6%		

Improvement Fund Transfers

Voluntary reserves are comprised of the revenue, operations and maintenance, improvement, and system funds. The voluntary reserves of the residence systems are essential to provide working capital and security to bondholders should there be unanticipated events which would adversely affect occupancy levels or net revenues. Voluntary reserves are used to pay for capital expenditures and to provide cash flow for fixed expenses during the summer months.

Bond covenants require the Board to approve the transfer of funds to the improvement fund from the system funds. The Regent universities currently anticipate requesting transfers of the following amounts at the April 2015 meeting:

- Iowa State University \$11,870,000
- University of Iowa \$ 9,211,135
- University of Northern Iowa \$ 1,170,000

Fire/Life Safety

The Residence Systems at Iowa's public universities are committed to providing safe and compliant facilities for students, staff, and guests. The universities have worked in conjunction with local fire safety officials, the State Fire Marshal's Office, university public safety offices, and internal health and safety units to train students and staff, establish policies, perform fire drills, and update, implement and maintain fire safety best practices. Specific fire safety information for each university is contained in the attachments.

Living Learning Communities

Living Learning Communities (LLC) connect students with common goals or interests and are part of each university's commitment to student success. Each of the three Regent universities offers numerous LLC options, many of which have a residential component, to students to enhance the college experience and to provide a network of peers within the university. Some LLCs have a connection to a specific major, while others focus on topics of interest. Research shows students participating in LLCs are more likely to stay in college, earn a higher GPA, and experience a greater degree of satisfaction with their overall college experience. Specific information regarding LLC activities on each university campus is available in the Board Office.

**UNIVERSITY OF IOWA
UNIVERSITY HOUSING & DINING (UH&D)**

In March 2012, the Board approved the budget and financing plan for the construction of the Mary Louise Petersen Residence Hall to provide housing for approximately 501 students beginning in Fall 2015. The project also includes a two-story public area with gathering space, study/teamwork space, and a food service grill to serve not only the students residing in the new hall, but also residents in other halls on the west side of the river.

In addition, Property and Facilities Committee Agenda Item 2 of this docket includes a request for approval of the project description and budget, and schematic design for the Madison Street Residence Hall that will contain 1,023 beds and associated support spaces, including dining services. The impact of these two projects is included in the preliminary budget and the five-year plan.

Five-Year Plan – page 7

- Enrollment projections for Fall 2015 through Fall 2019 reflect consistent growth from approximately 31,800 to 35,500 students during the five year period. Based on admissions indicators and housing applications already received, an entering class of 5,100 new, first-time freshmen from high school is planned for Fall 2015, 434 more than the current year class size. With the expected growth, UH&D plans to continue to provide off campus leased apartment space (288 beds in Fall 2015) for returning students leaving traditional on-campus rooms available for first-year students.
- The University has been working with Balfour Beatty Campus Solutions to replace Hawkeye Court apartments in two phases. In June 2013, 247 apartments were razed to make room for the first phase of Aspire at West Campus, which opened for fall 2014 to house graduate students. Leases on the remaining 180 units in Hawkeye Court were terminated in June 2014 and the apartments were razed in January 2015, creating space for a second phase. The Hawkeye Drive Apartments will continue to operate until at least Summer 2017.
- Voluntary reserve balances, expected to be \$15.1 million on June 30, 2015, are projected to remain relatively stable over the next 5 years. Over the past several years, capital spending from reserves for replacement and repair projects has consistently increased. To keep up with the necessary replacements and repairs to minimize deferred maintenance and to fund the projects included in the department's master plan, spending on replacements and repairs will average \$9.5 million per year over the next five years.
- Improvement projects to be funded from reserves include installation of a fire suppression system in the summers of 2015 and 2016 at Hillcrest (after which time all residence halls will be equipped with fire detection and suppression systems), a series of restroom renovations, piping system upgrades, improvements to lounge space and student living areas, and furniture replacement.
- Along with the rest of the University community, the residence system continues to recover from the damage left behind by the flood of 2008. In August 2013, the Mayflower mitigation project began; it was substantially completed in January 2015. The project provides a protective floodwall on the west side of Mayflower Hall and provides additional drainage on the east side of the building.

FY 2016 Preliminary Budget – page 8

- If the projected 5,100 new first-time freshmen from high schools holds true, occupancy demand will exceed operating capacity for Fall 2015. To meet the expected demand, UH&D will continue to provide off-campus leased space for returning students in non-traditional housing to prioritize on-campus traditional rooms for first-year students.
- For FY 2016, a 3.0% overall rate increase is proposed for those room types not new to the system. As previously presented to the Board, 1% of the rate adjustment is attributable to financing cost associated with Petersen Residence Hall. All proposed FY 2016 rates for each room and board option are provided beginning on page 9. Generally, the proposed rates for rooms without air conditioning are flat (0% increase) when compared to the current year and the remaining room rates are increased approximately 3.3%. Proposed rate increases for the meal plan options range from approximately 2.6% to 3.1%. The combined increase for the most common double room (air conditioned) and meal plan (Black) is 3.15%. No rate increases are planned for the Hawkeye Drive apartments.
- The FY 2016 preliminary budget was compiled using the proposed rates, expected occupancy, and cost projections. The preliminary FY 2016 budget projects net revenues from operations of \$21.3 million, \$3.1 million greater than FY 2015 estimates. Debt service for FY 2016 is projected to increase \$1.1 million from costs associated with the proposed new residence hall. Bond covenants establish a minimum debt service coverage ratio of 135%, i.e. net revenues must be at least 1.35 times the annual debt service. Including the additional debt service, the FY 2016 debt service coverage ratio is expected to be 220%.
- The current outstanding bond principal is \$86.9 million as of June 30, 2014. The annual debt service included in the FY 2016 preliminary budget is \$9.7 million.

**University of Iowa's Five Year Plan Summary
University Housing & Dining
(Dollars in Thousands)**

	Actual	Estimated	Proposed	Constant Dollars			
	<u>FY 14</u>	<u>FY 15</u>	<u>FY 16</u>	<u>FY 17</u>	<u>FY 18</u>	<u>FY 19</u>	<u>FY 20</u>
1 - ENROLLMENT & OCCUPANCY							
(a) Fall Enrollment Head Count	31,065	31,387	31,807	32,226	33,278	34,406	35,506
Residence Hall Housing							
(b) Current Operating Capacity (# of beds) ¹	5,572	5,672	6,208	5,854	6,877	6,877	6,877
(c) Occupancy	5,868	5,921	6,505	6,157	7,180	7,180	7,180
(d) Occupancy Ratio	105.3%	104.4%	104.8%	105.2%	104.4%	104.4%	104.4%
Apartment Housing							
(e) Current Operating Capacity (Units)	347	167	166	166	-	-	-
(f) Units Occupied	339	166	164	164	-	-	-
(g) Occupancy Ratio	97.7%	99.4%	98.8%	98.8%			
2 - CAPITAL IMPROVEMENTS & REPAIRS							
(a) Improvements from Bond Proceeds	\$ 22,425	\$ 14,000	\$ 40,000	\$ 40,000	\$ 25,000		
(b) Improvements from Voluntary Reserves	11,490	10,242	9,973	9,335	9,463	9,275	9,378
(c) Repairs from Current Revenues	5,364	5,627	6,080	6,758	6,569	6,569	6,569
(d) Gross Square Feet Maintained (000's)	2,083	1,968	2,145	2,007	2,310	2,310	2,310
3 - OPERATING REVENUES & EXPENDITURES							
(a) Total Revenues	\$ 68,725	\$ 69,889	\$ 78,852	\$ 77,595	\$ 88,451	\$ 90,442	\$ 92,135
(b) Less Expenditures (Excluding Univ O.H.)	52,045	51,763	57,591	57,670	65,795	67,439	69,125
(c) Net Operating Revenues	16,680	18,126	21,261	19,925	22,656	23,003	23,010
(d) Less Mandatory Transfers	600	600	600	600	600	600	600
(e) Less Debt Service	6,941	8,581	9,668	10,823	12,280	12,675	13,411
(f) Net to Voluntary Reserves	\$ 9,139	\$ 8,945	\$ 10,993	\$ 8,502	\$ 9,776	\$ 9,728	\$ 8,999
4 - VOLUNTARY (UNRESTRICTED) RESERVES							
(a) Beginning Balance	\$ 18,729	\$ 16,454	\$ 15,133	\$ 16,064	\$ 15,130	\$ 15,245	\$ 15,484
(b) Add Mandatory Transfers from (3d)	600	600	600	600	600	600	600
(c) Add Net to Voluntary Reserves from (3f)	9,139	8,945	10,993	8,502	9,776	9,728	8,999
(d) Less Improvements (2b) & Other Costs	12,014	10,866	10,662	10,036	10,261	10,089	10,209
(e) Year-End Balance	\$ 16,454	\$ 15,133	\$ 16,064	\$ 15,130	\$ 15,245	\$ 15,484	\$ 14,874

¹ Capacity does not include leased spaces. Occupancy includes students residing in leased spaces.

**University of Iowa
University Housing & Dining Preliminary Budget 2015-16**

	Actual	Approved	Revised	Proposed
	2013-14	Budget	Estimate	Budget
	2013-14	2014-15	2014-15	2015-16
OPERATIONS				
Revenues	\$ 68,725,380	\$ 69,076,331	\$ 69,889,020	\$ 78,852,272
Expenditures for Operations	52,044,867	51,714,593	51,762,975	57,591,141
Net Revenues	16,680,513	17,361,738	18,126,045	21,261,131
% of Revenues	24.3%	25.1%	25.9%	27.0%
Debt Service (due July 1)	6,940,926	8,580,555	8,580,555	9,667,910
Mandatory Transfers	600,000	600,000	600,000	600,000
Net After Debt Service & Mandatory Transfers	\$ 9,139,587	\$ 8,181,183	\$ 8,945,490	\$ 10,993,221
% of Revenues	13.3%	11.8%	12.8%	13.9%
Debt Service Coverage Ratio	240%	202%	211%	220%
University Overhead Payment	\$ 524,700	\$ 623,700	\$ 623,700	\$ 691,758
FUND BALANCES (June 30)				
Operation & Maintenance Fund	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Improvement Fund	10,403,819	10,360,000	9,973,189	9,335,094
System Fund	5,049,685	2,521,195	4,160,160	5,728,681
Subtotal--Voluntary Reserves	16,453,504	13,881,195	15,133,349	16,063,775
Sinking Fund	-	-	-	-
Bond Reserve Fund	8,075,047	8,067,450	8,075,047	10,588,057
Bond Construction Fund	24,026,389	10,000,000	10,026,389	15,000,000
Subtotal--Mandatory Reserves	32,101,436	18,067,450	18,101,436	25,588,057
Total Fund Balances (June 30)	\$ 48,554,940	\$ 31,948,645	\$ 33,234,785	\$ 41,651,832
REVENUES AND EXPENDITURES DETAIL				
Revenues				
Contracts	\$ 55,774,222	\$ 56,200,663	\$ 57,080,711	\$ 64,715,651
Interest	698,112	732,242	742,964	713,371
Other Income	12,253,046	12,143,426	12,065,345	13,423,250
Total Revenues	\$ 68,725,380	\$ 69,076,331	\$ 69,889,020	\$ 78,852,272
Expenditures for Operations				
Salaries, Wages & Benefits	\$ 22,660,774	\$ 23,529,464	\$ 22,684,809	\$ 25,087,044
Cost of Food or Goods Sold	9,246,978	9,332,461	9,738,126	11,187,967
Other Operating Expense	10,612,280	9,569,923	9,745,911	10,517,614
Utilities	6,325,603	6,255,245	6,074,414	7,050,220
Repairs & Maintenance	3,199,232	3,027,500	3,519,715	3,748,296
Total Expenditures	\$ 52,044,867	\$ 51,714,593	\$ 51,762,975	\$ 57,591,141

The University of Iowa
Residence System Rates--Proposed Rate Schedule for 2015-16

<u>Residence Halls Academic Year 2015-16</u>	Current	Proposed	Proposed	
	(2014-15)	(2015-16)	Rate Increase	
	Rates	Rates	Amount	Percent
Single	\$7,079	\$7,079	-	0.00%
Single with Air	7,954	8,219	265	3.33%
Single with Air & Shared Bath	9,439	9,752	313	3.32%
Single with Bath	9,952	10,282	330	3.32%
Single with Bath & Air	10,925	11,287	362	3.31%
Double	5,697	5,697	-	0.00%
Double with Air	6,139	6,345	206	3.36%
Double with Air & Shared Bath	6,874	7,104	230	3.35%
Double with Bath	7,165	7,404	239	3.34%
Double with Bath & Air	7,609	7,863	254	3.34%
Double with Kitchen, Bath & Air	7,970	8,236	266	3.34%
Triple	4,898	4,898	-	0.00%
Triple with Air	5,186	5,361	175	3.37%
Triple with Bath & Air	6,172	6,379	207	3.35%
Triple Suite with Kitchen, Bath & Air	7,113	7,351	238	3.35%
Quad	4,312	4,312	-	0.00%
Quad Suite with Kitchen, Bath & Air	5,968	6,168	200	3.35%
Mayflower Single with Kitchen, Bath & Air	9,514	9,781	267	2.81%
Mayflower Double with Kitchen, Bath & Air	6,920	7,116	196	2.83%
Parklawn Double with Kitchen, Bath & Air	7,235	7,477	242	3.34%
Parklawn Suite with Kitchen, Bath & Air	7,825	8,086	261	3.34%
Centerstone Shared 1-Bedroom	7,647	7,941	294	3.84%
Centerstone 5-Bedroom	8,108	8,420	312	3.85%
CampusView 3- or 4-Bedroom	8,108	8,420	312	3.85%
Petersen Hall Single	-	9,200		
Petersen Hall Double	-	7,300		
Temporary Housing (daily rate)	10	10	-	-
Hawkeye Dollars				
(assessed to all room contractholders)	\$200	\$200	-	-
Housing Application Fee				
(assessed to all 1st-time applicants only)	\$75	\$75	-	-
Board Rates				
Gold (Unlimited)	\$3,375	\$3,480	105	3.11%
Black (220 per semester) *	3,050	3,140	90	2.95%
Hawkeye (75 per semester)	1,365	1,400	35	2.56%
* Standard board plan				
University Apartments (monthly rates effective 6/1/2015)				
Hawkeye Drive 2 Bedroom	625	625	-	-
Hawkeye Drive 2 Bedroom (Faculty/Staff)	675	675	-	-
Hawkeye Drive Furnished 2 Bedroom	-	750		

	Current	Proposed	Proposed	
	2014	2015	Rate Increase	
	Rates	Rates	Amount	Percent
Residence Halls Summer 2015				
Single	\$1,686	\$1,686	-	0.00%
Single with Air	2,523	2,607	84	3.33%
Single with Air & Shared Bath	2,879	2,974	95	3.30%
Single with Bath	2,397	2,476	79	3.30%
Single with Bath & Air	3,234	3,341	107	3.31%
Double	1,370	1,370	-	0.00%
Double with Air	1,788	1,848	60	3.36%
Double with Air & Shared Bath	1,965	2,031	66	3.36%
Double with Bath	1,725	1,783	58	3.36%
Double with Bath & Air	2,142	2,214	72	3.36%
Double with Kitchen, Bath & Air	2,232	2,306	74	3.32%
Triple	1,177	1,177	-	0.00%
Triple with Air	1,455	1,504	49	3.37%
Triple with Bath & Air	1,691	1,748	57	3.37%
Triple Suite with Kitchen, Bath & Air	1,918	1,982	64	3.34%
Quad	1,033	1,033	-	0.00%
Quad Suite with Kitchen, Bath & Air	1,589	1,642	53	3.34%
Mayflower Single with Kitchen, Bath & Air	2,944	3,027	83	2.82%
Mayflower Double with Kitchen, Bath & Air	1,999	2,056	57	2.85%
Parklawn Double with Kitchen, Bath & Air	1,741	1,799	58	3.33%
Parklawn Suite with Kitchen, Bath & Air	1,884	1,947	63	3.34%
Centerstone Shared 1-Bedroom	1,815	1,885	70	3.86%
Centerstone 5-Bedroom	1,925	1,999	74	3.84%
CampusView 3- or 4-Bedroom	1,925	1,999	74	3.84%
Summer 2015 Board Rates				
200 Meal Block	1,300	1,340	40	3.08%
150 Meal Block	1,050	1,080	30	2.86%
100 Meal Block	750	770	20	2.67%
50 Meal Block	400	410	10	2.50%

**IOWA STATE UNIVERSITY
DEPARTMENT OF RESIDENCE (DOR)**

In December 2014, the Board approved the schematic design, project description and budget, and financing plan for the Buchanan Residence Hall – Building #2 project. The project would construct a new residence hall of approximately 151,000 gross square feet to provide approximately 700 beds, and hall community and support spaces. The project is expected to be ready for occupancy beginning with the Spring 2017 semester.

In addition, the Board approved the schematic design, project description, and budget for the Friley Residence Hall – Dining Renovation project at its October 2014 meeting. This project, expected to open in Fall 2016, will convert inactive dining space in the residence hall and the corresponding kitchen area into a food court concept with supporting storage rooms, and dining space with a new exterior entry. The impact of these two projects is included in the FY 2016 preliminary budget and the five-year plan.

Five-Year Plan – page 13

- DOR opened the Fall 2014 semester with 12,237 students, its highest occupancy on record and 967 more than the previous year. In addition, requests for on-campus housing exceeded permanent capacity by over 1,700 beds. To meet the demand, 436 residence hall den spaces and 1,059 leased spaces were utilized by the DOR. The five-year plan reflects a projected increase in future enrollment and expects occupancy to continue to exceed capacity. Current projections expect enrollment to grow by 1,017 students by Fall 2019 and occupancy to increase by 410 residents during the same period. Financial forecasts for these years are based on these occupancy projections. Demand for on-campus housing is expected to exceed available permanent space throughout the five-year period.
- Capital improvements funded from voluntary reserves are currently budgeted to average approximately \$10.5 million per year from FY 2016 to FY 2020. Planned projects include building renovations to enhance student comfort, fire safety projects, and dining improvements. A listing of specific projects is available from the Board Office.
- Fire safety projects to be funded from system funds include fire suppression systems for Friley Hall, the last residence hall needing fire sprinklers. Friley Hall is currently 50% sprinklered with the remaining sections of the residence hall scheduled for completion in the summer of 2016.
- Voluntary reserve balances at June 30, 2015, are expected to be \$30.8 million, and are presently projected to gradually decline to \$25.8 million by the end of FY 2020 as improvement and fire safety projects are completed. The DOR will continue to evaluate and prioritize uses for these funds to address capacity and building improvement needs. Funds will be committed as revenue is earned and adjustments will be made to the planned projects as necessary to maintain adequate reserves and a favorable debt service coverage ratio.

FY 2016 Preliminary Budget - page 14

- The FY 2016 preliminary budget is based on student occupancy of 12,774, an increase of 537 students from the current year. To accommodate the FY 2016 demand for housing beyond existing permanent space, 329 beds will be utilized in residence hall dens and lease space off-campus operated by the DOR has expanded to 1,454 apartments.
- The FY 2016 preliminary budget was developed using room and board contract projections based on the proposed rates and expense inflation projections. The preliminary budget projects net revenues of \$26.4 million before debt service and mandatory transfers – approximately \$1.5 million more than FY 2015 estimates. While net revenues before debt service and mandatory transfers are expected to increase, the budgeted debt service coverage ratio is expected to decline to 160% in FY 2016 from additional debt service related to the new Buchanan Residence Hall. The coverage ratio exceeds the required 135% established by bond covenants.
- Proposed detailed FY 2016 room and board rates are provided beginning on page 15. The DOR offers many different accommodation styles and amenities. The proposed price increase for the most common double room (no air) and meal plan (Gold) is 3.07%. The proposed increases for Schilleter / University Village and leased off-campus apartments are 2% and 8% respectively. The off-campus apartments are leased by the DOR for a twelve-month period, but the University only collects rent from students for the academic year. The proposed rates for the academic year are competitive with the marketplace and will reduce the net loss from the leased properties.
- Projected FY 2016 contract revenues include an additional \$1.1 million due to a commitment from the Odyssey of the Mind organization to hold its world competition at ISU every two years.
- The outstanding bond principal is \$132.2 million as of June 30, 2014. The bond issuance schedule approved by the Board in October 2014 includes bond issues for the Buchanan Residence Hall – Building #2 project in April and September 2015. The annual debt service included in the FY 2016 preliminary budget is \$16.4 million.

**Iowa State University's Five Year Plan Summary
Department of Residence
(Dollars in Thousands)**

	Actual	Estimated	Proposed	Constant Dollars			
	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20
1 - ENROLLMENT & OCCUPANCY							
(a) Fall Enrollment Head Count	33,241	34,732	35,363	35,626	35,663	35,723	35,749
Residence Hall Housing							
(b) Current Operating Capacity (# of beds) ¹	7,161	7,169	7,169	7,169	7,869	7,869	7,869
(c) Occupancy	7,508	7,458	8,588	8,664	8,581	8,547	8,502
(d) Occupancy Ratio	104.8%	104.0%	119.8%	120.9%	109.0%	108.6%	108.0%
Apartment Housing							
(e) Current Operating Capacity ²	3,294	3,786	3,802	3,802	3,802	3,802	3,802
(f) Occupancy	3,762	4,779	4,186	4,224	4,184	4,168	4,145
(g) Occupancy Ratio	114.2%	126.2%	110.1%	111.1%	110.0%	109.6%	109.0%
2 - CAPITAL IMPROVEMENTS & REPAIRS							
(a) Improvements from Bond Proceeds	\$ 18,741	\$ 9,604	\$ 35,750	\$ 9,805	\$ 495	\$ -	\$ -
(b) Improvements from Voluntary Reserves	12,937	24,790	10,997	9,431	10,089	10,494	11,698
(c) Repairs from Current Revenues	2,731	3,155	3,399	3,453	3,495	3,513	3,513
(d) Gross Square Feet Maintained (000's)	3,468	3,468	3,468	3,618	3,618	3,618	3,618
3 - OPERATING REVENUES & EXPENDITURES							
(a) Total Revenues	\$ 95,540	\$ 98,334	\$ 103,392	\$ 105,040	\$ 98,443	\$ 98,404	\$ 98,439
(b) Less Expenditures (Excluding Univ O.H.)	68,206	73,421	77,013	78,612	69,265	69,283	69,283
(c) Net Operating Revenues	27,334	24,913	26,379	26,428	29,178	29,121	29,156
(d) Less Mandatory Transfers	500	500	500	500	500	500	500
(e) Less Debt Service	12,430	12,573	16,448	16,427	16,410	16,400	16,551
(f) Less Voluntary Transfers	2,117	2,179	2,411	2,411	2,411	2,411	2,411
(g) Net to Voluntary Reserves	\$ 12,287	\$ 9,661	\$ 7,020	\$ 7,090	\$ 9,857	\$ 9,810	\$ 9,694
4 - VOLUNTARY (UNRESTRICTED) RESERVES							
(a) Beginning Balance	\$ 37,036	\$ 37,006	\$ 30,821	\$ 29,053	\$ 27,029	\$ 27,203	\$ 26,863
(b) Add Mandatory Transfers from (3d) ³	473	500	500	500	500	500	500
(c) Add Net to Voluntary Reserves from (3g)	12,287	8,457	7,020	7,090	9,857	9,810	9,694
(d) Add Transfer from Plant & Other Revenues	88	85	65	65	65	65	65
(e) Less Improvements (2b) & Other Costs	12,878	15,227	9,353	9,679	10,248	10,715	11,292
(f) Year-End Balance	\$ 37,006	\$ 30,821	\$ 29,053	\$ 27,029	\$ 27,203	\$ 26,863	\$ 25,830

¹Capacity does not include den spaces assigned as temporary housing. Occupancy includes students residing in the dens.

²Capacity does not include leased apartment spaces. Occupancy includes students residing in leased apartments.

³Annual mandatory transfers include a \$200K transfer to the Bond Reserve Fund and a \$300K transfer to the Improvement Fund. If the Bond Reserve Fund has a sufficient balance to fulfill bond covenants, then the \$200K transfer is to be transferred to the Improvement Fund. For FY14, the Bond Reserve fund was short by \$27,185 and that amount was transferred to the Bond Reserve Fund and the amount transferred to the Improvement Fund was \$472,815, not \$500K.

**Iowa State University
Residence System Proposed Budget 2015-16**

	Actual	Approved	Estimates	Proposed
	2013-14	Budget	2014-15	Budget
		2014-15		2015-16
OPERATIONS				
Revenues	\$ 95,540,197	\$ 98,428,687	\$ 98,334,352	\$ 103,392,431
Expenditures for Operations	68,206,374	73,446,455	73,420,665	77,012,969
Net Revenues	27,333,823	24,982,232	24,913,687	26,379,462
% of Revenues	28.6%	25.4%	25.3%	25.5%
Debt Service (due July 1)	12,429,680	12,573,218	12,573,218	16,447,519
Mandatory Transfers	500,000	500,000	500,000	500,000
Net After Debt Service & Mandatory Transfers	\$ 14,404,143	\$ 11,909,014	\$ 11,840,469	\$ 9,431,943
% of Revenues	15.1%	12.1%	12.0%	9.1%
Debt Service Coverage Ratio	220%	199%	198%	160%
University Overhead Payment	\$ 2,117,087	\$ 2,138,032	\$ 2,179,571	\$ 2,411,685
FUND BALANCES (June 30)				
Operation & Maintenance Fund				
Improvement Fund	\$ 19,816,214	\$ 11,742,577	\$ 18,809,374	\$ 14,085,812
System Fund	17,189,744	14,898,409	12,208,321	10,440,495
Subtotal--Voluntary Reserves	37,005,958	26,640,986	31,017,695	24,526,307
Sinking Fund				
Bond Reserve Fund	12,755,790	12,573,218	16,551,186	16,551,186
Bond Construction Fund	654,406		21,050,000	10,300,000
Subtotal--Mandatory Reserves	13,410,196	12,573,218	37,601,186	26,851,186
Total Fund Balances (June 30)	\$ 50,416,154	\$ 39,214,204	\$ 68,618,881	\$ 51,377,493
REVENUES AND EXPENDITURES DETAIL				
Revenues				
Contracts	\$ 75,443,000	\$ 79,337,344	\$ 79,243,219	\$ 85,052,767
Interest	458,499	176,000	176,000	306,000
Other Income	19,638,698	18,915,343	18,915,133	18,033,664
Total Revenues	\$ 95,540,197	\$ 98,428,687	\$ 98,334,352	\$ 103,392,431
Expenditures for Operations				
Salaries, Wages & Benefits	\$ 31,208,559	\$ 33,892,067	\$ 33,418,457	\$ 33,773,520
Cost of Food or Goods Sold	12,717,093	12,766,341	12,766,341	12,598,627
Other Operating Expense	14,058,151	15,616,951	16,594,185	19,001,319
Utilities	7,491,472	8,011,471	7,487,024	8,240,675
Repairs & Maintenance	2,731,099	3,159,625	3,154,658	3,398,828
Total Expenditures	\$ 68,206,374	\$ 73,446,455	\$ 73,420,665	\$ 77,012,969

IOWA STATE UNIVERSITY

Department of Residence - Proposed Residence System Rates for Fiscal Year 2016

Academic Year Residence Hall Rates - Meal plans are required in all residence halls except Wallace

Traditional Style Rooms		FY15 Rate	FY16 Rate	\$ Increase	% Increase
No AC Room	Quad	\$ 3,739	\$ 3,851	\$ 112	3.00%
	Triple	\$ 3,946	\$ 4,064	\$ 118	3.00%
	Double	\$ 4,154	\$ 4,279	\$ 125	3.00%
	Single	\$ 5,401	\$ 5,563	\$ 162	3.00%
	Triple as Double ⁴	\$ 4,778	\$ 4,921	\$ 143	3.00%
	Double as Single ⁴	\$ 6,024	\$ 6,205	\$ 181	3.00%
AC Room	Triple	\$ 3,982	\$ 4,101	\$ 119	3.00%
	Double	\$ 4,208	\$ 4,334	\$ 126	3.00%
	Single	\$ 5,507	\$ 5,672	\$ 165	3.00%
	Triple as Double ⁴	\$ 4,831	\$ 4,976	\$ 145	3.00%
	Double as Single ⁴	\$ 6,131	\$ 6,315	\$ 184	3.00%
Maple Hall	Triple	\$ 4,972	\$ 5,121	\$ 149	3.00%
	Double	\$ 4,753	\$ 4,896	\$ 143	3.00%
	Double as Single ⁴	\$ 6,653	\$ 6,853	\$ 200	3.00%
Wallace - Wilson Halls	Double	\$ 3,974	\$ 4,093	\$ 119	3.00%
	Single	\$ 5,039	\$ 5,190	\$ 151	3.00%
Residence Hall Suite Style Rooms		FY15 Rate	FY16 Rate	\$ Increase	% Increase
Buchanan Hall	Double	\$ 5,377	\$ 5,538	\$ 161	3.00%
	Single	\$ 6,184	\$ 6,370	\$ 186	3.00%
	Double as Single ⁴	\$ 6,722	\$ 6,924	\$ 202	3.00%
Eaton and Martin Halls	Double	\$ 5,760	\$ 5,933	\$ 173	3.00%
	Single	\$ 6,624	\$ 6,823	\$ 199	3.00%
	Double as Single ⁴	\$ 7,200	\$ 7,416	\$ 216	3.00%
	Corner Double	\$ 6,706	\$ 6,907	\$ 201	3.00%
	Lofted Double	\$ 7,653	\$ 7,883	\$ 230	3.00%

Academic Year Student Apartment Rates - Meal plans are encouraged in student apartments.

Frederiksen Court	FY15 Rate	FY16 Rate	\$ Increase	% Increase
2 Bedroom Shared	\$ 4,252	\$ 4,380	\$ 128	3.00%
4 Bedroom Single	\$ 5,336	\$ 5,496	\$ 160	3.00%
2 Bedroom Private / Double as Single	\$ 6,520	\$ 6,716	\$ 196	3.00%
Schilletter / University Village ⁵	FY15 Rate	FY16 Rate	\$ Increase	% Increase
SV - 2 Bedroom	\$ 5,384	\$ 5,492	\$ 108	2.00%
UV - 1 Level - 1 Bedroom	\$ 4,650	\$ 4,743	\$ 93	2.00%
UV - 1 Level - 2 Bedroom	\$ 4,994	\$ 5,094	\$ 100	2.00%
UV - Townhouse - 2 Bedroom	\$ 5,313	\$ 5,419	\$ 106	2.00%
SUV - Furnished / Pet - 2 Bedroom	\$ 5,630	\$ 5,743	\$ 113	2.00%

Application / Contracting Fees

Contracting Fees	FY15 Rate	FY16 Rate	\$ Increase	% Increase
These one-time fees are charged to all newly admitted students as part of their Admissions	\$ 10	\$ 10	\$ -	0.00%
	\$ 125	\$ 125	\$ -	0.00%

Interim Housing Rates - Meal plan requirement is based upon room location. Interim Housing is when the demand for on-campus housing exceeds the availability of standard space.

Interim Housing Rooms		FY15 Rate	FY16 Rate	\$ Increase	% Increase
No AC Room	Quad	\$ 3,739	\$ 3,851	\$ 112	3.00%
	Triple	\$ 3,946	\$ 4,064	\$ 118	3.00%
	Double	\$ 4,151	\$ 4,276	\$ 125	3.00%
	Single	\$ 5,401	\$ 5,563	\$ 162	3.00%
AC Room	Quad	\$ 3,766	\$ 3,879	\$ 113	3.00%
	Triple	\$ 3,982	\$ 4,101	\$ 119	3.00%
	Double	\$ 4,208	\$ 4,334	\$ 126	3.00%
Maple Hall	Double	\$ 4,256	\$ 4,384	\$ 128	3.00%
Wallace -Wilson Halls	Quad	\$ 3,553	\$ 3,660	\$ 107	3.00%
Leased Apartments	2-5 Bedroom West	\$ 5,800	\$ 6,264	\$ 464	8.00%
	1 Bedroom West	\$ 7,125	\$ 7,695	\$ 570	8.00%
	2-5 Bedroom Campus	\$ 6,000	\$ 6,480	\$ 480	8.00%
	1 Bedroom Campus	\$ 7,325	\$ 7,911	\$ 586	8.00%

Summer Rates - Meal plans are encouraged, but not required during the summer.

Residence Halls		FY15 Rate	FY16 Rate	\$ Increase	% Increase
Buchanan Hall	Double	\$ 1,145	\$ 1,179	\$ 34	3.00%
	Single	\$ 1,374	\$ 1,415	\$ 41	3.00%
	Double as Single ¹	\$ 1,489	\$ 1,534	\$ 45	3.00%
Eaton Hall	Double	\$ 1,062	\$ 1,094	\$ 32	3.00%
	Single	\$ 1,327	\$ 1,367	\$ 40	3.00%
	Double as Single ¹	\$ 1,539	\$ 1,585	\$ 46	3.00%
Frederiksen Court		FY15 Rate	FY16 Rate	\$ Increase	% Increase
2 Bedroom Shared		\$ 917	\$ 945	\$ 28	3.00%
4 Bedroom Single		\$ 1,147	\$ 1,181	\$ 34	3.00%
2 Bedroom Private / Double as Single		\$ 1,376	\$ 1,417	\$ 41	3.00%
Schilleter / University Village ⁵		FY15 Rate	FY16 Rate	\$ Increase	% Increase
SV - 2 Bedroom		\$ 1,674	\$ 1,707	\$ 33	2.00%
UV - 1 Level - 1 Bedroom		\$ 1,445	\$ 1,474	\$ 29	2.00%
UV - 1 Level - 2 Bedroom		\$ 1,552	\$ 1,583	\$ 31	2.00%
UV - Townhouse - 2 Bedroom		\$ 1,651	\$ 1,684	\$ 33	2.00%
SUV - Furnished / Pet - 2 Bedroom		\$ 1,749	\$ 1,784	\$ 35	2.00%
Leased Apartments		FY14 Rate	FY15 Rate	\$ Increase	% Increase
Leased Apartments	2-5 Bedroom West	\$ 1,160	\$ 1,253	\$ 93	8.00%
	1 Bedroom West	\$ 1,425	\$ 1,539	\$ 114	8.00%
	2-5 Bedroom Campus	\$ 1,200	\$ 1,296	\$ 96	8.00%
	1 Bedroom Campus	\$ 1,465	\$ 1,582	\$ 117	8.00%

Guest Apartment Daily Rates

Schilleter Village		FY15 Rate	FY16 Rate	\$ Increase	% Increase
Furnished Guest		\$ 39	\$ 45	\$ 6	15.00%
Non-Furnished Guest		\$ 29	\$ 35	\$ 6	19.00%

- 1 - This fee is refundable prior to the cancellation deadline. Nonrefundable after the cancellation deadline.
- 2 - This fee is refundable prior to the cancellation deadline. After the cancellation deadline, if a student cancels their housing contract the prepayment is forfeited. If a student remains contracted for housing, the prepayment is
- 3 - Bed information is representative of Program Capacity as of Fall Count Day.
- 4 - These options are not offered as standard. Availability is based on resident demand and space constraints.
- 5 - All Schilleter / University Village rates are per unit. In a two-bedroom unit occupied by two residents each resident pays one half.
- 6 - Bed information is representative of Program Capacity as of Summer Count Day.

IOWA STATE UNIVERSITY
ISU Dining - Proposed Residence System Rates for Fiscal Year 2016

Academic Year Rates

Semester Meal Plans	FY15 Rate	FY16 Rate	\$ Increase	% Increase
Cyclone (304 meals and \$125 DD\$)	\$ 4,045	\$ 4,178	\$ 133	3.29%
Cardinal (275 meals and \$150 DD\$)	\$ 4,019	\$ 4,149	\$ 130	3.23%
Gold (225 meals and \$200 DD\$)	\$ 3,676	\$ 3,791	\$ 115	3.13%
Silver (175 meals and \$250 DD\$)	\$ 3,595	\$ 3,703	\$ 108	3.00%
Bronze (125 meals and \$300 DD\$)	\$ 2,945	\$ 3,027	\$ 82	2.78%
Meal Blocks	FY15 Rate	FY16 Rate	\$ Increase	% Increase
25 Meal Block	\$ 245	\$ 254	\$ 9	3.67%
50 Meal Block	\$ 484	\$ 501	\$ 17	3.51%
75 Meal Block	\$ 718	\$ 743	\$ 25	3.48%
100 Meal Block	\$ 947	\$ 980	\$ 33	3.48%
Dining Dollar\$ - rates listed are per dollar.	FY15 Rate	FY16 Rate	\$ Increase	% Increase
\$10-\$190 Dining Dollars (Face Value)	\$ 1.00	\$ 1.00	\$ -	0.00%
\$200-390 Dining Dollars (5.00% discount)	\$ 0.95	\$ 0.95	\$ -	0.00%
\$400-590 Dining Dollars (7.50% discount)	\$ 0.93	\$ 0.93	\$ -	0.00%
\$600 Plus Dining Dollars (10.00% discount)	\$ 0.90	\$ 0.90	\$ -	0.00%

Summer Rates

Meal Blocks	FY15 Rate	FY16 Rate	\$ Increase	% Increase
25 Meal Block	\$ 245	\$ 254	\$ 9	3.67%
50 Meal Block	\$ 484	\$ 501	\$ 17	3.51%
75 Meal Block	\$ 718	\$ 743	\$ 25	3.48%
100 Meal Block	\$ 947	\$ 980	\$ 33	3.48%
Dining Dollar\$ Range	FY15 Rate	FY16 Rate	\$ Increase	% Increase
\$10-\$190 Dining Dollars (Face Value)	\$ 1.00	\$ 1.00	\$ -	0.00%
\$200-390 Dining Dollars (5.00% discount)	\$ 0.95	\$ 0.95	\$ -	0.00%
\$400-590 Dining Dollars (7.50% discount)	\$ 0.93	\$ 0.93	\$ -	0.00%
\$600 Plus Dining Dollars (10.00% discount)	\$ 0.90	\$ 0.90	\$ -	0.00%

Dining Center Door Rate

	FY15 Rate	FY16 Rate	\$ Increase	% Increase
Breakfast	\$ 8.75	\$ 9.00	\$ 0.25	2.86%
Lunch / Dinner	\$ 10.75	\$ 11.00	\$ 0.25	2.33%

**UNIVERSITY OF NORTHERN IOWA
DEPARTMENT OF RESIDENCE (DOR)**

The DOR recently conducted a feasibility study and market analysis relative to the modernization of Lawther Hall, the oldest residence hall on campus. Modernization of Lawther Hall presents an opportunity to expand UNI's housing inventory which currently lacks residence hall suites. The renovation project would include asbestos removal, Americans with Disabilities Act accessibility, air conditioning, fire suppression, electrical and mechanical system improvements, and re-designing student rooms to suite-style with semi-private bathrooms. The project is expected to eliminate approximately \$9.5 million in deferred maintenance. The University expects to request permission to proceed with this project at the April 2015 meeting. The DOR currently plans to fund the project entirely from improvement funds. Lawther Hall is scheduled to be taken off-line in Fall 2015 for the project and re-open in Fall 2017.

Five-Year Plan – page 20

- The University expects enrollment to gradually increase from 11,987 in Fall 2015 to 12,449 by Fall 2019. Consistent with enrollment, the DOR projects occupancy to gradually increase from the budgeted 4,413 students in FY 2016 to 4,594 students in FY 2020. Capacity is expected to decrease in Fall 2015 with the Lawler Hall renovation and increase again in Fall 2017 when it re-opens.
- The Department currently forecasts spending from voluntary reserves to peak in FY 2016 and FY 2017 primarily for the Lawther Hall renovation. Additional projects included in the five-year plan include bathroom upgrades in Noehren Hall, roof replacements on Hagemann Hall and the Towers Dining Center, and improvements to the skywalks that connect four residence halls to the Redeker Dining Center. Funds will be committed as revenue is earned and adjustments will be made to the planned projects as necessary to maintain adequate reserves and a favorable debt coverage ratio.
- A master plan is currently being developed to determine future renovation and construction needs beyond five years.
- Continued progress has been made on residence hall sprinkler installations with Noehren Hall being completed last summer. Currently, nine of the eleven halls have fire suppression systems. Fire suppression at Lawther Hall will be installed as part of the renovation project and will be followed by an installation at Campbell Hall.

FY 2016 Preliminary Budget – page 21

- The preliminary FY 2016 budget includes incremental revenue of \$1.2 million, primarily from additional contract revenue, when compared to FY 2015 estimates. The contract revenue increase results from the proposed rate increases, and a slight increase projected in occupancy. The budget also includes projected increases in salaries and fringes, cost of food, and utilities. These cost increases are partially offset by the temporary closing of Lawther and other cost saving efforts.
- The preliminary budget for FY 2016 projects net revenues of \$13.0 million, up \$0.7 million from FY 2015 estimates resulting in an improved debt service coverage ratio of 193%, which exceeds the required 135% established by bond covenants.
- All proposed FY 2016 room and board rates are provided beginning on page 22. The proposed FY 2016 rate increase for the traditional double room with the Purple Meal Plan is 3.4%. As recommended by the students, incorporated in all proposed rate increases is a switch from pay-as-you-go laundry machines (approximately \$50 per year) to free laundry service for all residential facilities on campus.

- Students in the second year of the Two-Year Advantage Plan will realize no increase in FY 2016 and will continue to pay current room and board rates. The University's Two-Year Advantage Plan allows students to commit to a two-year contract which keeps room and board rates at the same level for both years.
- A new "Silver" meal plan option is proposed beginning in FY 2016 with \$300 dining dollars (compared to the existing \$100 and \$500 dining dollar options) to provide an additional option to better meet students' retail purchase needs.
- Utility costs (approximately \$70 per month) are incorporated in the proposed rate increase as recommended by the nontraditional students residing in Hillside-Jennings apartments. The students are presently responsible for signing up and paying for their utilities with the municipal utility of the City of Cedar Falls and preferred to have them built into the room rates. The change in utilities and laundry service accounts for the vast majority of the rate increase at the Hillside-Jennings apartments.
- To attract more students to reside on campus during the summer months, summer rates were reduced approximately 15% from the previous year. As a result, student occupancy in Summer 2014 increased 31% (103 students) from the previous summer. In addition, further increases in student occupancy are anticipated for Summer 2015. Beginning in the summer of 2015, Shull Hall will remain open year-round to provide students an affordable summer housing option as well as a seamless 12 month housing option.
- The outstanding bond principal is \$59.3 million as of June 30, 2014. The annual debt service payment budgeted for FY 2016 is \$6.75 million. No additional bonding for the residence system is forecasted at this time.

**University of Northern Iowa's Five Year Plan Summary
Department of Residence
(Dollars in Thousands)**

	Actual	Estimated	Proposed	Constant Dollars			
	<u>FY 14</u>	<u>FY 15</u>	<u>FY 16</u>	<u>FY 17</u>	<u>FY 18</u>	<u>FY 19</u>	<u>FY 20</u>
1 - ENROLLMENT & OCCUPANCY							
(a) Fall Enrollment Head Count	12,159	11,928	11,987	12,079	12,203	12,337	12,449
Residence Hall Housing							
(b) Current Operating Capacity (# of beds)	3,936	3,930	3,481	3,481	3,831	3,831	3,831
(c) Occupancy (permanent beds)	3,342	3,367	3,394	3,426	3,484	3,533	3,575
(d) Occupancy Ratio	84.9%	85.7%	97.5%	98.4%	90.9%	92.2%	93.3%
Apartment Housing							
(e) Current Operating Capacity	1,073	1,073	1,073	1,073	1,073	1,073	1,073
(f) Occupancy	1,013	1,019	1,019	1,019	1,019	1,019	1,019
(g) Occupancy Ratio	94.4%	95.0%	95.0%	95.0%	95.0%	95.0%	95.0%
2 - CAPITAL IMPROVEMENTS & REPAIRS							
(a) Improvements from Bond Proceeds							
(b) Improvements from Voluntary Reserves	5,103,468	4,620,335	7,650,000	8,975,000	3,325,000	5,000,000	5,000,000
(c) Repairs from Current Revenues	1,589,275	1,616,361	1,533,200	1,533,200	1,533,200	1,533,200	1,533,200
(d) Gross Square Feet Maintained (000's)	1,572	1,572	1,572	1,572	1,572	1,572	1,572
3 - OPERATING REVENUES & EXPENDITURES							
(a) Total Revenues	\$ 37,746	\$ 39,617	\$ 40,827	\$ 41,099	\$ 41,593	\$ 42,010	\$ 42,368
(b) Less Expenditures (Excluding Univ O.H.)	25,459	27,330	27,806	27,832	27,878	27,917	27,951
(c) Net Operating Revenues	12,287	12,287	13,021	13,267	13,715	14,093	14,417
(d) Less Mandatory Transfers	330	330	330	330	330	330	330
(e) Less Debt Service	6,769	6,750	6,748	6,739	6,740	6,256	6,259
(f) Net to Voluntary Reserves	<u>\$ 5,188</u>	<u>\$ 5,207</u>	<u>\$ 5,943</u>	<u>\$ 6,198</u>	<u>\$ 6,645</u>	<u>\$ 7,507</u>	<u>\$ 7,828</u>
4 - VOLUNTARY (UNRESTRICTED) RESERVES							
(a) Beginning Balance	\$ 12,820	\$ 12,613	\$ 12,673	\$ 10,551	\$ 7,358	\$ 10,261	\$ 12,351
(b) Add Mandatory Transfers from (3d)	330	330	330	330	330	330	330
(c) Add Net to Voluntary Reserves from (3f)	5,188	5,208	5,943	6,198	6,645	7,508	7,828
(d) Less Improvements (2b) & Other Costs	5,725	5,478	8,395	9,721	4,072	5,748	5,749
(e) Year-End Balance	<u>\$ 12,613</u>	<u>\$ 12,673</u>	<u>\$ 10,551</u>	<u>\$ 7,358</u>	<u>\$ 10,261</u>	<u>\$ 12,351</u>	<u>\$ 14,760</u>

University of Northern Iowa
Residence System Preliminary Budget 2015-16

	Actual 2013-14	Approved Budget 2014-15	Estimates 2014-15	Proposed Budget 2015-16
OPERATIONS				
Revenues	\$ 37,746,075	\$ 38,621,165	\$ 39,617,123	\$ 40,826,596
Expenditures for Operations	25,458,695	26,706,577	27,329,772	27,805,986
Net Revenues	12,287,380	11,914,588	12,287,351	13,020,610
% of Revenues	32.6%	30.8%	31.0%	31.9%
Debt Service (due July 1)	6,769,415	6,749,590	6,749,590	6,748,065
Mandatory Transfers	330,000	330,000	330,000	330,000
Net After Debt Service & Mandatory Transfers	\$ 5,187,965	\$ 4,834,998	\$ 5,207,761	\$ 5,942,545
% of Revenues	13.7%	12.5%	13.1%	14.6%
Debt Service Coverage Ratio	182%	177%	182%	193%
University Overhead Payment	\$ 687,334	\$ 717,664	\$ 733,244	\$ 745,150
FUND BALANCES (June 30)				
Operation & Maintenance Fund	124,133			
Improvement Fund	4,301,089	3,290,575	2,198,097	2,048,097
System Fund	8,187,935	10,012,829	10,475,108	8,502,504
Subtotal--Voluntary Reserves	12,613,157	13,303,404	12,673,205	10,550,601
Sinking Fund				
Bond Reserve Fund	6,115,951	6,115,951	6,115,951	6,115,951
Bond Construction Fund				
Subtotal--Mandatory Reserves	6,115,951	6,115,951	6,115,951	6,115,951
Total Fund Balances (June 30)	\$ 18,729,108	\$ 19,419,355	\$ 18,789,156	\$ 16,666,552
REVENUES AND EXPENDITURES DETAIL				
Revenues				
Contracts	\$ 31,352,085	\$ 32,452,710	\$ 33,667,766	\$ 35,245,769
Interest	694,095	455,894	455,894	350,000
Other Income	5,699,895	5,712,561	5,493,463	5,230,827
Total Revenues	\$ 37,746,075	\$ 38,621,165	\$ 39,617,123	\$ 40,826,596
Expenditures for Operations				
Salaries, Wages & Benefits	\$ 14,037,373	\$ 14,466,673	\$ 15,275,201	\$ 15,540,687
Cost of Food or Goods Sold	4,548,556	4,710,335	4,767,109	4,954,466
Other Operating Expense	2,647,490	2,854,598	2,816,753	2,583,690
Utilities	2,636,001	2,854,054	2,854,348	3,193,943
Repairs & Maintenance	1,589,275	1,820,917	1,616,361	1,533,200
Total Expenditures	\$ 25,458,695	\$ 26,706,577	\$ 27,329,772	\$ 27,805,986

UNIVERSITY OF NORTHERN IOWA
PROPOSED RESIDENCE RATES
ACADEMIC YEAR 2015-16

Residence Halls - Academic Year	Room and Board Combined			
	2014-15 Rate	2015-16 Proposed Rate (a)	\$ Increase	% Increase
Double Room w/meal plan (37 weeks 8/21/15-5/7/16)				
Gold Plan (Unlimited access \$250 DD per semester) (b)	8,396	8,720	324	3.9%
Silver Plan (Unlimited access \$150 DD per semester) (b)	n/a	8,520		
Purple Plan (Unlimited access \$50 DD per semester) (b)	8,046	8,320	274	3.4%
Panther Block (200 meals and \$250 DD per semester)	8,192	8,462	270	3.3%
Basic Block (160 meals per semester)	7,142	7,388	246	3.4%
Single room additional charge	915	964	49	5.4%
Double room contracted as a single room additional charge	1,305	1,375	70	5.4%
Lawther suite additional charge	435	458	23	5.4%
<i>(a) Students participating in the 2-Year Advantage Plan will continue to pay 2014-15 rates.</i>				
<i>(b) Plans required for freshmen.</i>				
Overflow housing credit		\$50 plus \$25 for each week beginning the third week		
Residence Hall activity fee	20	20	-	0.0%
Per day early arrival	36	37	1	2.8%
ROTH (Room only option) (39 weeks 8/15/15-5/14/16)				
6 Person Suite Double	3,610	3,732	122	3.4%
6 Person Suite Single	4,801	4,947	146	3.0%
6 Person Apt. Double	4,252	4,345	93	2.2%
6 Person Apt. Single	5,655	5,762	107	1.9%
4 Person Apt. Double	4,252	4,345	93	2.2%
4 Person Apt. Single	5,655	5,762	107	1.9%
2 Person Apt. Double	5,221	5,323	102	2.0%
2 Person Apt. Single	6,944	7,063	119	1.7%
Panther Village (Room only option) (39 weeks 8/15/15-5/14/16)				
4 Person Bedroom	6,204	6,316	112	1.8%
2 Person Bedroom	6,831	6,949	118	1.7%
Studio	7,456	7,581	125	1.7%
Hillside-Jennings Apartment Rates (effective July 1, 2015) August 1 - May 31*				
One Bedroom	3,986	4,866	880	22.1%
Two Bedroom	5,087	5,967	880	17.3%
Townhouse	5,607	6,487	880	15.7%
Jennings Dr.	5,591	6,471	880	15.7%

*utilities included in the Hillside-Jennings rates beginning in FY 2016

UNIVERSITY OF NORTHERN IOWA
PROPOSED RESIDENCE RATES
ACADEMIC YEAR 2015-16

	Room and Board Combined			
	2014-15 Rate	2015-16 Proposed Rate (a)	\$ Increase	% Increase
Meals Plans for Panther Village, ROTH, Hillside-Jennings and Off-Campus Students (effective 8/1/15)				
Gold Plan (All access \$250 DD per semester)	4,434	4,544	110	2.5%
Silver Plan (All access \$150 DD per semester)	n/a	4,344	n/a	
Purple Plan (All access \$50 DD per semester)	4,084	4,144	60	1.5%
Panther Block (200 meals and \$250 DD per semester)	4,230	4,286	56	1.3%
Basic Block (160 meals per semester)	3,180	3,212	32	1.0%
Any 5 (includes \$100 DD per semester)	1,735	1,743	8	0.4%
Any 100 Meal Deal	948	967	19	2.0%
Any 60 Meal Deal	581	590	9	1.5%
Any 20 Meal Deal	198	201	3	1.5%
	Monthly	Monthly		
Guest Room (furnished Super Single with private bath)	600	632	32	5.4%
Graduate Apartment (furnished 1 bedroom, living area, kitchen, bath)	650	685	35	5.4%
Graduate Apartment (furnished 2 bedroom, living area, kitchen, bath)	725	764	39	5.4%
Application Fee	25	25	-	0.0%
Summer Weekly Rates - Students Only	Summer 2014	Summer 2015 (effective 5/12/15)		
ROTH (1/39 of academic year)				
6 Person Suite Double	93	96	3	2.9%
6 Person Suite Single	123	127	4	3.1%
6 Person Apt. Double	109	111	2	2.2%
6 Person Apt. Single	145	148	3	1.9%
4 Person Apt. Double	109	111	2	2.2%
4 Person Apt. Single	145	148	3	1.9%
2 Person Apt. Double	134	136	2	1.9%
2 Person Apt. Single	178	181	3	1.7%
Panther Village (1/39 of academic year)				
4 Person Bedroom	159	162	3	1.9%
2 Person Bedroom	175	178	3	1.8%
Studio	191	194	3	1.8%
Shull Hall (1/37 of academic year)				
Double room (air conditioned)	107	118	11	10.5%
Double room contracted as a single room (air conditioned)	142	155	13	9.2%